

CITY OF ALAMEDA  
HISTORICAL ADVISORY BOARD  
**DRAFT RESOLUTION**

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN11-212, FOR THE ALTERATION OF A HISTORIC MONUMENT, THE WEBSTER HOUSE, AT 1238 VERSAILLES AVE.

WHEREAS, Ron Gong, contractor, made an application on June 23, 2011 to remove unpermitted work and alter the non-historic deck on the rear of the Historic Monument #22, the Webster House; and

WHEREAS, application was complete on July 27, 2011; and

WHEREAS, the General Plan designation is Medium Density Residential; and

WHEREAS, the Zoning classification is C-1, Neighborhood Commercial; and

WHEREAS, the proposal is Categorically Exempt Class 31 from CEQA, Guidelines, Section 15331 – Historical Resource Restoration/Rehabilitation; and

WHEREAS, the Alameda Municipal Code 13-21.5 the Historical Advisory Board shall determine whether to issue a Certificate of Approval for repairs and alterations of a Historical Monument or pre-1942 structure, with or without conditions of approval, based on whether plans and specifications meet the standards established by the Historical Advisory Board and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Board has made the following findings:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

With the proposed alterations of removing incompatible and unpermitted shed additions to the structure, and interior addition of a kitchen, the Webster House will maintain its residential use as a single-family residence. No alterations are proposed to the character defining features of the Gothic Revival architecture on the façade.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

There is no removal of historic or character defining features proposed in this project.

3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

No conjectural features or architectural elements are proposed for this project.

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

No historic features or historic uses are proposed for elimination under this project. The proposal calls for the removal of incompatible features such as a portion of the lower rear deck, deck on the garage, and shed enclosures on the right and left side of the residence.

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

No alterations to distinctive features, finishes, and construction techniques or examples of craftsmanship are proposed in this project.

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

Severe deterioration is not present on this building. Replacement of characteristic materials such as siding and window trim details will be matched to original window dimensions.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

No sandblasting is proposed for this project.

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

No ground excavation is proposed at this location and no significant archeological resources are expected in this immediate location.

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the**

**massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

The partial removal of the rear deck installed in the mid 1990's will not destroy historic materials that characterize the property. The addition of the scooter, and new landings on either side of the property will be distinguishable and appropriate additions to the residence. The distinguishing exterior features such as shingle siding, window trim will not be impacted by the addition of landings and the removal of unpermitted work. The Gothic Revival architecture will remain intact.

**10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The partial removal of the lower exterior deck and replacement with a scooter lift will be located in the rear and will be distinguishable from the historic property. The rear location of the proposed changes do not detrimentally impact the form and integrity of the historic property or its environment.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN11-0212 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from August 4, 2011, unless actual demolition and construction under a valid permit has begun.
2. All siding shall be patched as needed with matching materials.
3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

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